

LUNENBURG BOARD OF HEALTH
MEETING MINUTES
September 19, 2011

The Board of Health met at 7:00 pm at the Ritter Memorial Building

Present: Chairman Troy Daniels, George Emond, Jack Rabbitt and Perry Jewell

MINUTES APPROVED:

On motion by Rabbitt and second by Jewell, the following minutes were approved:

June 6, 2011
June 20, 2011
July 18, 2011
August 15, 2011
September 20, 2010

All in favor.

TITLE 5 INSPECTION REPORTS ACKNOWLEDGED:

283 Elmwood Road
2 Valley Road
60 Sunset Lane
2 Winter Hill Road
423 NW Townsend Road
127 Highland Street (conditional pass, d-box replacement with permit)
511 Flat Hill Road
1371 Massachusetts Avenue
4 Cove Road
110 Mulpus Road
36 May Street

SEPTIC PERMITS SIGNED:

78 Pratt Street
41 Pine Street
98 Horizon Island
318 NW Townsend Road
146 Lancaster Avenue
16 Hemlock Drive

146 LANCASTER AVENUE

Doug Smith met with the board on behalf of the owner of record, Bill Tapley. Mr. Tapley was also present for the hearing. If tested, this system would be considered a failure due to high ground water. Testing on this lot showed a slow perc rate which makes the leaching area very large. The requested reduction in groundwater offset from four feet to three feet allows the leaching area and required fill to fit on the lot.

On Motion by Jewell and second by Daniels request approved. All in favor.

Mr. Tapley met with the board to discuss the floor plan of the proposed expansion of the home. The original plan submitted to the Board of Health had an “office” as a separate room, which would exceed the number of bedrooms allowed. Mr. Tapley has amended his floor plan. A wall was replaced with a 5 foot opening and a 2 ½ foot cased opening. The amended plan was approved and signed by the Board members.

Motion by Jewell second by Emond. All in favor.

281 WEST STREET – RIDDLE

Steve Marsden met with the Board representing the recorded owner, Frank and June Riddle . This is a continuation of the hearing of August 15, 2011. Mr. Marsden did not notify abutters before the previous meeting as required. The verifications provided at this meeting by Mr. Marsden, were thought to be insufficient by Mr. Daniels.

Mr. Marsden reviewed the plan with the board. The plan and application for an ANR is before the Planning Board. There is a potential conveyance of property to allow for a grading and access easement. The system will be entirely on the property it serves.

On motion by Emond and second by Rabbitt, the Board granted conditional approval as follows: the ANR before the Planning Board must be approved. The easement must be conveyed and properly recorded. Daniels – did not vote, Emond – yes, Rabbitt – yes, Jewell – yes.

821 LEOMINSTER ROAD

Bob Proctor met with the Board to request an extension on the SDS permit. Pursuant to Title 5 Regulations the Board granted the extension of one year. On motion by Rabbitt second by Emond. All in favor. The permit was signed.

35 MEADOW LANE

Neil Gorman met with the board on behalf of the recorded owner Kiirja Paananen. The system failed. This property has a steep slope and high water table, particularly in the back of the property.

Because the water table is high, it is not possible to install the tank outlets 12 inches above the table as required.

The Board granted the variance with conditions. The tank must be of monolithic construction and must have rubber boots for the inlet and outlet pipe. Motion by Emond and second by Daniels request approved. All in favor.

98 HORIZON ISLAND ROAD

Mark Ferrell met with the board on behalf of the recorded owner Alice Heikkila. The listing agent, Roger Allen, and the potential purchasers, Mr. & Mrs. Johnston, were present. This system is in failure. This is a small lot surrounded by wetlands (Hickory Hills Lake). There is a very high water table. The property is served by public water.

The plan presented to the Board is a “Jet” system. A small wastewater treatment tank to treat the effluent before it is discharged into the ground. The use of this system allows a reduction to the water table offset and leaching area size. The only alternative would be a tight tank.

The plan was conditionally approved. A service contract for the maintenance and upkeep of the system is required prior to the issuance of a **Certificate of Compliance**.

On motion by Rabbitt and second by Emond, request approved. All in favor.

318 NW TOWNSEND ROAD

Tim Beauchamin met with the Board on behalf of Fairlane Homes Realty Trust, to request a one foot offset variance. It had been the policy of the Board to grant one foot or less variances, requested in writing, without having to meet before the Board.

The Board adopted to continue the policy. Written requests for a one foot or less variance do not require the resident, or their agent, to appear before the board.

On a motion by Daniels second by Rabbitt, the variance was granted and the permit was signed.

MASSACHUSETTS GENERAL LAW

The Board discussed MA General Law and how same relates to the Board of Health as follows:

Public Restrooms

Pursuant to MGL 111 § 33 and the current population of Lunenburg, the Board established that the Library, Town Hall and Ritter Memorial Building restrooms would serve as public restrooms during normal business hours. On motion by Rabbitt and second by Jewell. All in favor.

Animal Inspector

Pursuant to MGL 129 § 15, the Board of Health will appoint the Animal Inspector beginning April 2012. The Board agreed to continue with the appointments made by the Board of Selectmen for the current year. On motion of Jewell and second by Rabbitt. All in favor.

Milk Inspector

Pursuant to MGL 94 § 33, the Board agreed that there was not a need to appoint a milk inspector. On motion by Emond and second by Daniels. All in favor.

BOARD OF HEALTH BUDGET

Town Manager, Kerry Speidel, was present to discuss the budget with the Board. Ms. Speidel advised that the Board of Health has had level funding for several years. There are no anticipated changes for the upcoming year.

Administrative Assistant, Andrea Schnepf, advised that in this past year monies had been reallocated to fund rabies testing. This reallocation did not change the bottom line budget.

On Motion by Jewell and second by Rabbitt, the following were continued for discussion until the meeting on October 3, 2011:

BOH Special Revenue Funds

MGL 111 § 131 – Board of Health – Compulsory examination of premises/BOH right to enter

MGL 111 § 27A – Nashoba Associated Boards of Health (NABH) relationship, role and services

On motion by Emond second by Rabbitt, the next meeting will be on Monday, October 3, 2011, 7:00 p.m. at the Ritter Memorial Building

Meeting was adjourned at 10:03 pm.